




Spinmaker Ridge

- SECTION 24, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M.
ISLAND COUNTY, WASHINGTON

ISLAND COUNTY, WASHINGTON

Chairman	
Commissioner	
Commissioner	

Recorded April 8, 1996, in volume 705, page 344, under auditor's file no. 96-005816, records of Island County, Washington.

ENGINEER'S APPROVAL:


Examined and approved in accordance with R.C.W. 58.17.160(1) and chapter 11.01 IC, this 2ND day of APRIL, 1996

Ray J. Allen
Island County Engineer

TREASURER'S CERTIFICATE:

All taxes levied which have become a lien upon the lands herein described have been fully paid and discharged ~~according~~ ^{to the} records of my office, including taxes for the current year 19 96

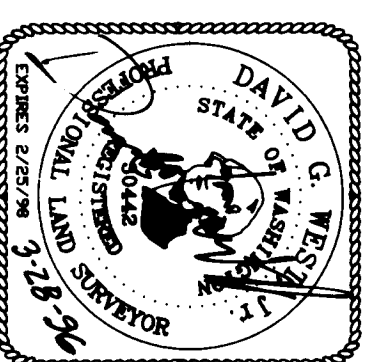
by: Barnard E. Bainbridge Deputy
Signature & Seal



RECORDING CERTIFICATE:

Filed for record at the request of R.D. Hernandez this 8th day of April, 1996, at 10:12 A.M., and recorded in volume 13 of plats, page(s) 136-139, under auditor's file no. 96005817, records of ND Co. island County, Washington.

Out Handed by X Anderson deputy
Island County Auditor



DRAWN BY:	DATE:	JOB NO:
W.R.P.	3-28-96	94044
CHECKED BY:	SCALE:	SHEET/OF:
D.G.W. Jr.	N/A	2/4

A.F.M. INDUSTRIES, INC.
3924 204th STREET S.W.
LYNNWOOD, WA. 98036
PHONE: (206)778-1649 (OFFICE)
(206)778-6892 (FAX)

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

This plat known as "SPINNAKER RIDGE" conforms to the requirements of a residential subdivision as established by chapter 16.17 Island County Code, and is hereby approved this 19th day of April, 1996.

J. J. Jones

EASEMENT PROVISIONS:

Non-exclusive easements are hereby reserved for and granted to Puget Sound Power and Light Company Inc., TCI Cablevision of Washington, Inc., Whidbey Telephone Company, Clinton Water District, and their respective successors and assigns under and upon the PRIVATE ROADS as shown hereon under and upon the exterior ten feet in width parallel with and adjoining the street frontage of all lots and tracts hereon and under and upon other utilities easements shown hereon in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, pipe and wires with necessary facilities and appurtenances for the purpose of serving the development and other property with electric, telephone and utility service together with the right to enter upon the lots and tracts at all times for the purpose herein stated.

NOTES:

"Island County has no responsibility to build, improve or maintain the private roads contained within or private roads providing access described in this development."

SURVEYOR CERTIFICATE:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Island County and the Washington State survey recording act, in the month of MAR, 1996

Certificate No. 30442

Certificate No. 30442

96005817

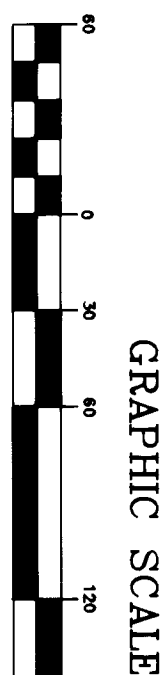
SPINNAKER RIDGE

v.13

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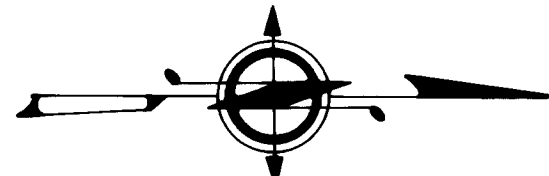
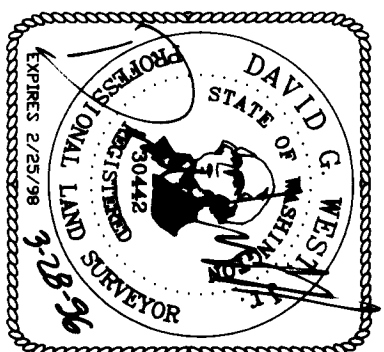


SECTION 24, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M.
ISLAND COUNTY, WASHINGTON

Spinnaker Ridge

CURVE TABLE

CURVE	POINTS	LENGTH	DELTA
C1	20.00'	23.52'	67.22°48'
C2	45.00'	30.44'	38.45°18'
C3	45.00'	31.31'	39.51°38'
C4	45.00'	28.78'	36.38°55'
C5	45.00'	28.11'	35.47°04'
C6	45.00'	11.24'	32.72°15'
C7	45.00'	28.81'	36.40°40'
C8	20.00'	20.04'	57.25°16'
C9	55.00'	16.63'	35.90°21'
C10	55.00'	58.42'	87.32°38'
C11	20.00'	30.56'	72.27°55'
C12	150.00'	58.81'	43.00°00'
C13	112.57'	72.27°55'	43.00°00'
C14	150.00'	65.61'	25.03°43'
C15	150.00'	18.99'	07.15°11'
C16	120.00'	96.06'	45.32°00'
C17	310.67'	01.39°22'	

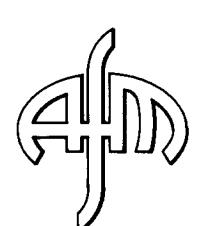


NOTES:
1. THE MAJORITY OF THIS SITE IS ENGINEERED BY STEEP SLOPES GREATER THAN 15% (MEANING ALL BUILDING PERMITS WILL REQUIRE A GRADING PERMIT).

LEGEND
• Set concrete monument/1/2" brass cap stamped "30442"
• Set rebar/cap stamped "A.F.M. L.S. #30442"
• Calculated data
• Plat data
• Dead data

EQUIPMENT & PROCEDURE:
Lietz set 2, Total Station for field traverse
Monuments visited May, 1995
Precision: Meets or exceeds state standards set by WAC: 332-130-0900.

DRAWN BY: D.G.W. Jr.	DATE: 12-01-95	JOB NO.: 94044
CHECKED BY: D.G.W. Jr.	SCALE: AS SHOWN	SHEET/OF: 3/4



A.F.M. INDUSTRIES, INC
3924-204th St. S.W.
Lynnwood, Wa. 98036
PHONE: (206)778-1649 (Office)
(206)778-6892 (Fax)

DEDICATION:

Know all men by these presents that we, the undersigned, owners in fee simple and parties in interest of the land hereon described, hereby declare this residential subdivision and dedicate to the Homeowners Association of this plat of "SPINNAKER RIDGE," the community open space area within said residential subdivision, hereon identified as "TRACT B (PARK)" and what ever mutually owned property and easements (pedestrian trails), for the uses and purposes provided in the declaration of covenants, conditions and restrictions recorded herewith. All lots, tracts and parcels of land embraced in this plat are subject to and shall be sold only under the Declaration of Covenants, Conditions and Restrictions recorded in volume 105 page 354, under Auditor's File No. 26-005218, records of Island County. Also, similarly dedicated are those areas shown as "PRIVATE ROADS" within said residential subdivision and the undersigned owners interest in said private roads shown hereon and the use of said areas and said easements for all purposes not inconsistent with the use thereof for private road and the right of said Homeowners Association to make all necessary slopes for cuts and fills upon the lots and tracts within said subdivision in the reasonable original grading of the roads shown hereon in accordance with the approved plans for said grading, together with the right to drain said roads over and across any lot or lots within said subdivision where water might take a natural course following the grading of said roads.

Also, know that we the undersigned, owners in fee simple of the land herein described and the water tank shown constructed thereon, herein indemnify and save the County harmless from and against any loss, liability and claims thereof, howsoever caused, resulting directly or indirectly from the established construction, drainage and maintenance of said tank.

The undersigned declarants hereby certify that this residential subdivision is made as, their free and voluntary act and deed.

In witness whereof we have hereunto set our hands and seals this 8th day of April, 1996

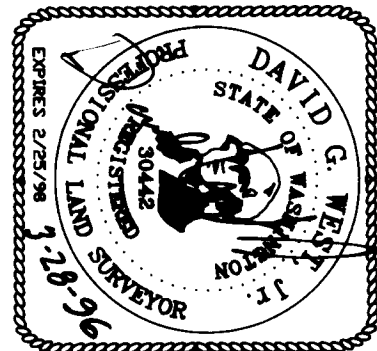
Owner Robert K. Porter Owner Joan M. Porter
Owner David A. Storkson Owner Margorie A. Storkson
Owner Foster Davis By: Thomas W. Carr v.s.

LEGAL DESCRIPTION:

PARCEL A
That portion of the West Half of the Southeast Quarter of Section 24, Township 29 North, Range 3 East of the Willamette Meridian, lying Westerly of the Plat of Clinton Heights Division 1, according to the plat thereof recorded in Volume 10 of Plats, page 19, records of Island County, Washington, and Clinton Heights Division 2, according to the plat thereof recorded in Volume 10 of Plats, page 87, records of Island County, Washington, and lying Northerly of a line described as follows:

Commencing at the Northwest corner of Lot 11, Clinton Heights Division 1; thence South 63°14'54" West perpendicular to the West line of said Lot 11 a distance of 380.00 feet to the beginning of a curve to the left the radius center of which bears South 20°45'06" East a distance of 96.12 feet;
thence along said curve through a central angle of 54°57'49" an arc distance of 92.20 feet;
thence North 75°42'55" West a distance of 60.00 feet;
thence North 14°17'05" East a distance of 13.07 feet to the beginning of a curve to the left the radius center of which bears North 75°42'55" West a distance of 25.00 feet;
thence along said curve through a central angle of 68°14'26" an arc distance of 29.76 feet;
thence North 55°57'21" West a distance of 42.07 feet to the beginning of a curve to the right the radius center of which bears North 36°02'39" East a distance of 298.12 feet;
thence along said curve through a central angle of 31°06'22" an arc distance of 16.16 feet;
thence North 88°45'23" West a distance of 234.95 feet to the West line of said Southeast Quarter and the terminus of said line, and lying Southerly of a line described as follows:

Beginning of the Southerly corner Lot 8, Clinton Heights Division 2;
thence North 61°57'35" West along the Southwesterly line of said lot a distance of 0.89 feet;
thence South 41°48'09" West a distance of 100.77 feet;
thence South 45°58'23" West a distance of 305.58 feet;
thence South 60°21'57" West a distance of 237.32 feet;
thence North 74°21'50" West a distance of 11.14 feet to the West line of said Southeast Quarter and the terminus of said line.



PARCEL B:
The East 208.71 feet of the South 208.71 feet of the North Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 29 North, Range 3 East of the Willamette Meridian.
The South line of said North Half of the Northeast Quarter of the Southwest Quarter was established by Boundary Line Agreement recorded October 25, 1985, under Auditor's File No. 85011956, records of Island County, Washington, and described as follows:

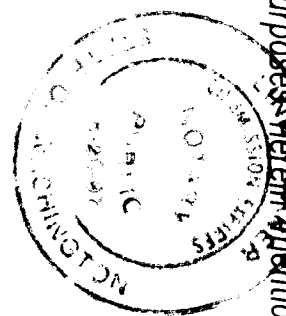
Beginning of a point on the East line of the Southwest Quarter, Section 24, Township 29 North, Range 3 East of the Willamette Meridian, North 1 1/3 45 East a distance of 1946.90 feet from the Southeast corner thereof;
thence North 89°25'24" West a distance of 1267.14 feet to a point on the West line of the East Half of the Southwest Quarter North 0 56 10 East a distance of 1915.30 feet from the Southwest corner of said East Quarter of the Southwest Quarter.
The above described line was extended Westerly 22.64 feet to an iron pipe, by a supplement to Boundary Line Agreement recorded October 25, 1985, under Auditor's File No. 85011957, records of Island County, Washington.
Situated in Island County, Washington.

Spinnaker Ridge
SECTION 24, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M.
ISLAND COUNTY, WASHINGTON

ACKNOWLEDGMENTS:

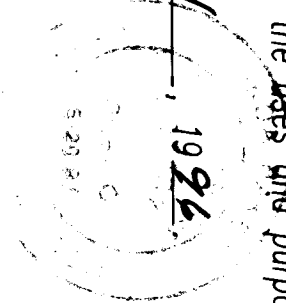
State of Washington)
County of Snohomish) ss
I, David Baker, Notary Public in and for the State of Washington, do hereby certify that on this day of April, 1996, personally appeared before me Robert K. & Joan M. Porter, Husband and Wife to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Signed and sworn to before me this 1st day of April, 1996.
Notary Public in and for the State of Washington
My commission expires: 5-20-97



State of Washington)
County of Snohomish) ss
I, David Baker, Notary Public in and for the State of Washington, do hereby certify that on this day of April, 1996, personally appeared before me Darrell J. & Margorie A. Storkson, Husband and Wife to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

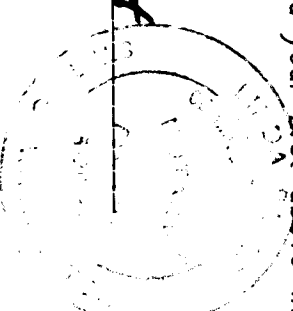
Signed and sworn to before me this 1st day of April, 1996.
Notary Public in and for the State of Washington
My commission expires: 5-20-97



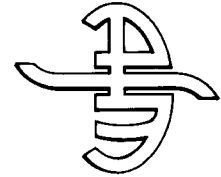
State of Washington)
County of Snohomish) ss

On this 29 day of March, 1996, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas W. Carr, known to me to be the Vice President of FRONTIER BANK, which corporation has executed the foregoing instrument, and said named officer acknowledged the said instrument to be the free and voluntary act & deed of said corporation of which he is an officer for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal the day and year first above written
Notary Public in and for the State of Washington, residing at Everett
My commission expires: 5-20-97



DRAWN BY: W.R.P.	DATE: 3-28-96	JOB NO.: 94044
CHECKED BY: D.G.W. Jr.	SCALE: N/A	SHEET/OF: 1/4



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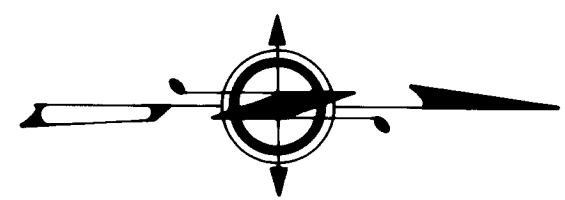
24

CURVE TABLE

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LEGEND

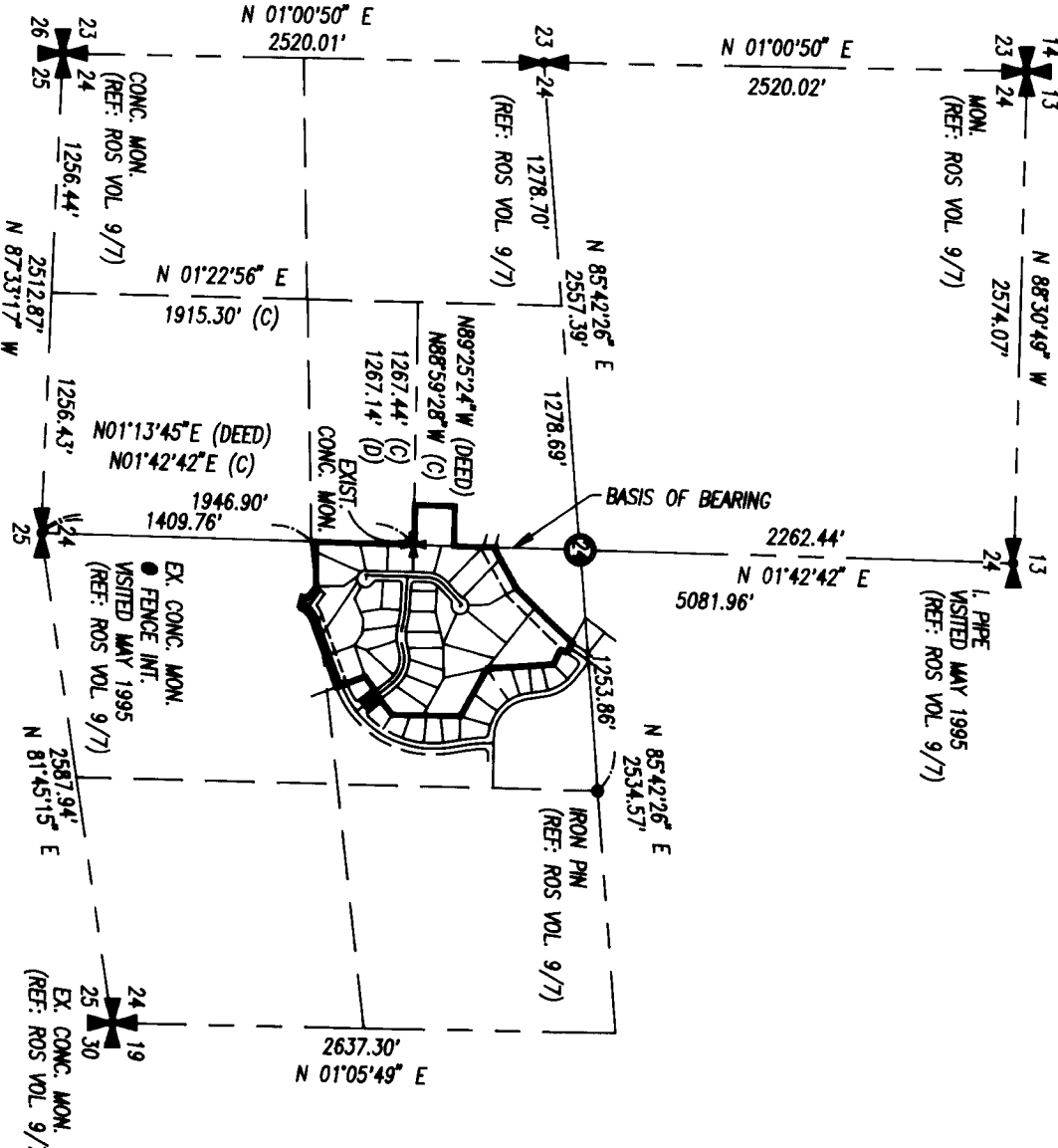
- Set concrete monument/2" brass cap stamped "30442"
- Set rebar/cap stamped "A.F.M. L.S. #30442"
- Calculated data
- Plot data
- Deed data



Spinnaker Ridge

SECTION 24, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M.

FILE NO. PLP 004/90
DATE: _____
County Parcel Number R32924-200-2950



SECTION SUBDIVISION

SCALE: 1" = 1000'
S.E. 1/4, SECTION 24, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M.
(REF: R.O.S. VOL. 9, PG. 7)



EQUIPMENT & PROCEDURE:
Lieht set 2, Total Station for field traverse
Monuments visited May, 1995
Precision: Meets or exceeds state standards set by
W.A.C. 332-130-0900.

NOTES:
1. THE MAJORITY OF THE SITE IS ENCUMBERED BY
STEEP SLOPES GREATER THAN 15% (NEARING ALL
BUILDING PERMITS WILL REQUIRE A GRADING PERMIT).



DRAWN BY: D.G.W. Jr.	DATE: 3-28-96	JOB NO: 94044
CHECKED BY: D.G.W. Jr.	SCALE: AS SHOWN	SHEET/OF: 4/4



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